

Town of Carlisle Affordable Housing Trust

Minutes

January 20, 2015

Present: Vanessa Hunnibell Moroney, Chair; Nathan Brown; Karina Coombs; John Gorecki; Carolyn Ing; Peter Scavongelli; Douglas A.G. Stevenson.

Guests: Alan Lehotsky, Chair, Carlisle Housing Authority; and Elizabeth DeMille Barnett, Housing Coordinator.

1. Meeting called to Order at 7:00 p.m. by Vanessa Moroney, Chair

2. Approval of Minutes. John Gorecki made a motion to approve the December 16, 2014 Minutes as amended. Douglas Stevenson seconded the motion. Four aye and three abstentions, the motion passed.

3. Old Business

A. Carlisle Housing Authority 338 Bedford Road Ground Lease Group Home Duplex. Alan Lehotsky, Chair, Carlisle Housing Authority (CHA) reported that on December 3, 2014, the Request for Proposals (RFP) for the 338 Bedford Road ground lease group home duplex project had been released by the CHA and published in the Central Register. Following the release of the RFP, a 338 Bedford Road RFP Pre-Bidders Conference and site walk had been held on December 17th. He noted that the Pre-Bidders Conference had been well attended and that there had been interest from highly-qualified and experienced developers.

B. Fiscal Year 2015 Community Preservation Grant Application for Community Housing for Fiscal Year 2016-2018. Nathan Brown reported that at the previous meeting of the Community Preservation Committee (CPC), there had been generally support for the Carlisle Affordable Housing Trust's Fiscal Year 2016 CPC Community Housing application. He noted that a few questions had been raised at the meeting, which had to do with revisions in application language between the Fiscal Year 2014 and 2015 CAHT CPC applications. An additional question had been raised about the CAHT coming to consensus with the CPC on the prerequisite CPC-CAHT Community Housing Grant Agreement.

Mr. Brown shared that the CAHT's application would be discussed at the following CPC meeting on February 11th. Following discussion, Ms. Moroney and Douglas Stevenson agreed to attend the meeting, schedules permitting. Elizabeth D. Barnett, Housing Coordinator suggested that perhaps the CPC might share the questions it had raised Affordable Housing Trust (CAHT) prior to this CPC meeting in order that Ms. Moroney and Mr. Stevenson be able to answer them. Mr. Brown offered to speak to the CPC Chair about this request. Mr. Gorecki volunteered to work with the CPC on the drafting of the CPC-CAHT Community Housing Grant Agreement.

C. Inclusionary Zoning next steps. Ms. Moroney began by reporting to the members which had not been present at the December meeting that members of the Carlisle Housing Authority had made a presentation to the CAHT at the last meeting. This presentation was followed a presentation to the Planning Board.

Mr. Gorecki shared that the Planning Board's concern to moving ahead with this was that there was not enough time prior to Town Meeting to draft this and that there would be

potentially be unintended consequences in implementing an Inclusionary Zoning bylaw. Ms. Moroney asked what steps needed to happen to draft an Inclusionary Zoning (IZ) Bylaw in order for it to be ready for Town Meeting. Mr. Lehotsky responded that either the Planning Board drafts a bylaw or twenty-five citizens present a Citizen's Petition, which is placed directly on the Town Meeting Warrant.

Mr. Brown recalled the Planning Board's work on the Town's Medical Marijuana bylaw, and noted that there would need to be a Public Hearing prior to April Town Meeting. Mr. Lehotsky made the point that there were numerous existing IZ bylaws in similar communities, which the Town might want consider. Mr. Gorecki noted that some of the communities, which had been compared to Carlisle by the Housing Authority, such as Lincoln and Stow, allowed quarter-acre minimum zoning. He also expressed concern that developers of subdivisions or future lot purchasers have to bear the brunt of the cost of developing affordable units generated by IZ thresholds. Mr. Gorecki recommended that a proposed IZ bylaw should not be considered until it was fully vetted. Mr. Lehotsky noted that IZ was an opportunity for Carlisle not to lose ground on its Chapter 40B progress. He added that there are possibly two other private "Chapter 40B" projects coming to Town in the coming year; IZ is an opportunity for the Town to take positive action.

4. New Business

- A. **Massachusetts Rural Housing Summit.** Ms. Barnett reported that on behalf of the CHA she had attended the Massachusetts Housing Partnership Rural Housing Summit held in December. She noted that the occasion of the well-attended event, was the release of *the White Paper on Rural Housing Issues in Massachusetts*. One of the key findings of this study, was that the state's current affordable housing policy, particularly the funding of affordable rental projects, does not currently reflect the needs of rural communities (defined as population under 500 persons per square mile). The paper proposes the establishment of a state Office of Rural Policy, along with other rural initiatives.

She observed that the release of the paper was a milestone, as Carlisle and other rural communities had been working hard to draw the state's attention to their unique challenges in developing affordable housing. Mr. Stevenson suggested that an office such as this might work to develop affordable housing policy requirements for programs such as the proposed Affordable Accessory Apartment program, which were friendly to rural communities. Ms. Moroney asked if there was a motion to draft a letter, on behalf of the CAHT, in support of the development of a state Office for Rural Policy. Mr. Stevenson made the motion and Mr. Gorecki seconded the motion. All present, aye.

5. Next meeting date: Thursday, February 26, 2015

- 6. Meeting Adjourned:** Mr. Gorecki made a motion to adjourn which was seconded by Mr. Stevenson. All present aye, meeting adjourned at 8:20 p.m.

Respectfully submitted by Elizabeth DeMille Barnett, Housing Coordinator